



# Envision Carlsbad Planning Commission

**Community Feedback:  
Land Use Concepts**  
May 16, 2012

# Meeting Objective

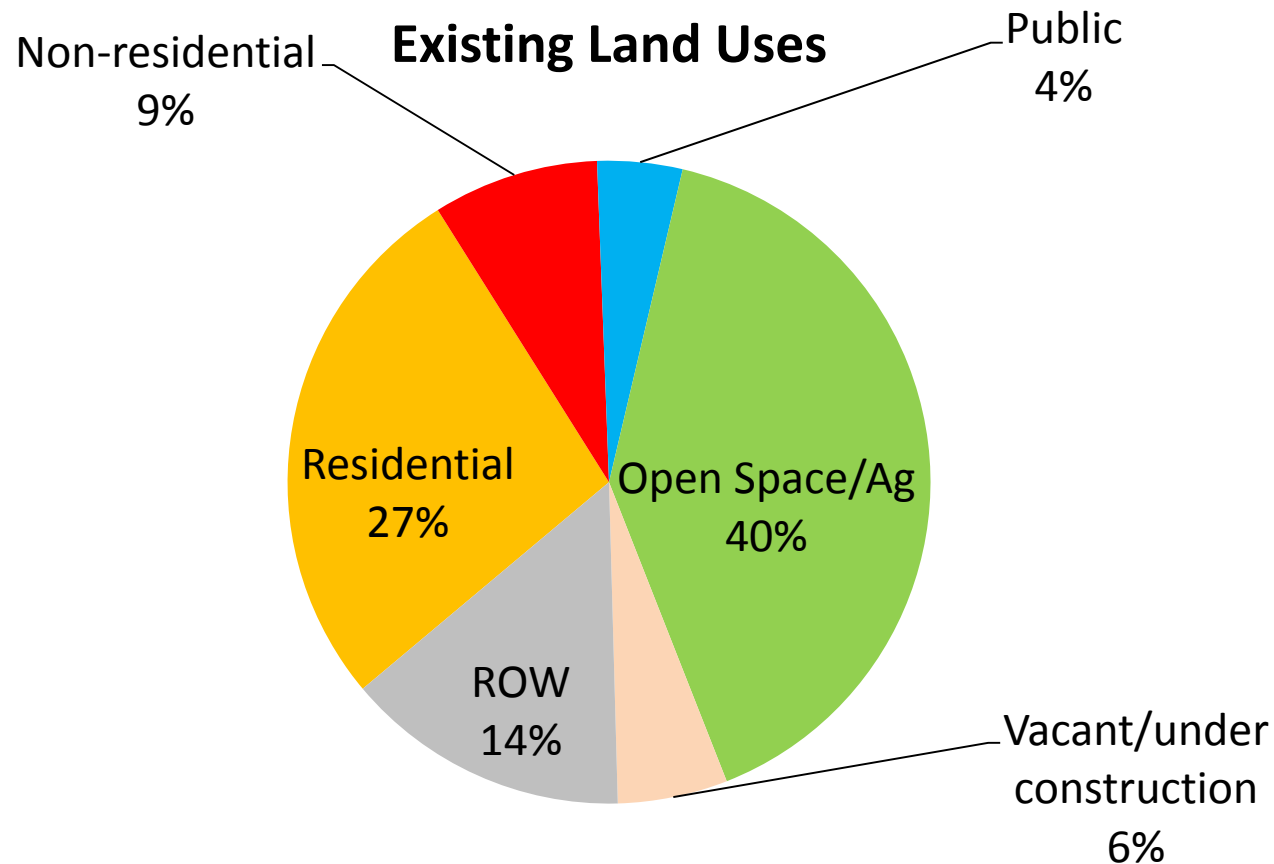
- Continue Planning Commission discussion on Land Use Concepts Community Feedback and EC3 recommendations
- Present additional information re: OS and residential
- Receive Planning Commission direction on the Draft Preferred Plan for all 11 focus areas, except the Barrio area
  - Planning Commission discussion on the Barrio is anticipated to occur on June 20, 2012

# Staff Report Attachments

- Attachment 2 – Draft preferred plan w/ open space
- Attachment 3 – Prop C Open Space Committee
- Attachments 4 & 5 – Residential density
- Attachment 6 - Correspondence

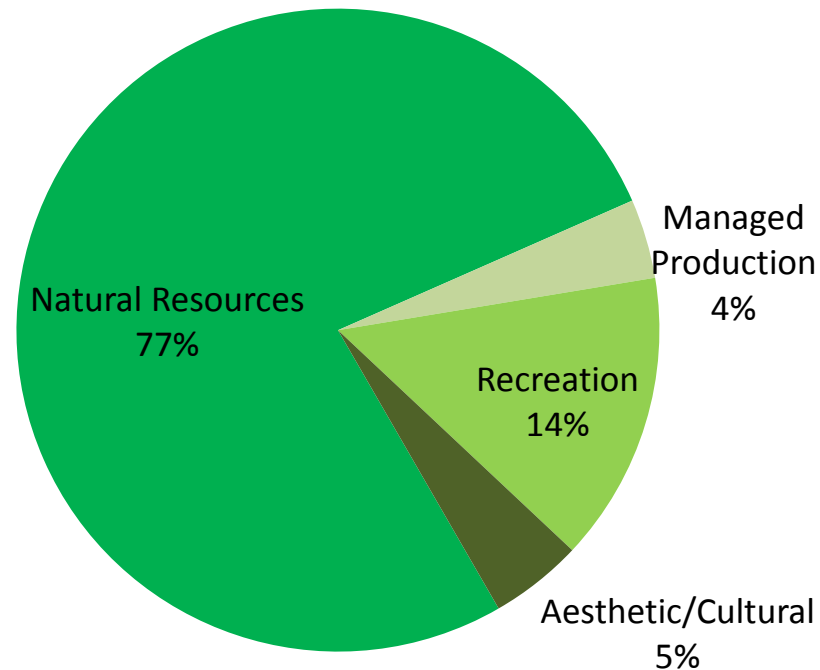


# Land Use & Open Space

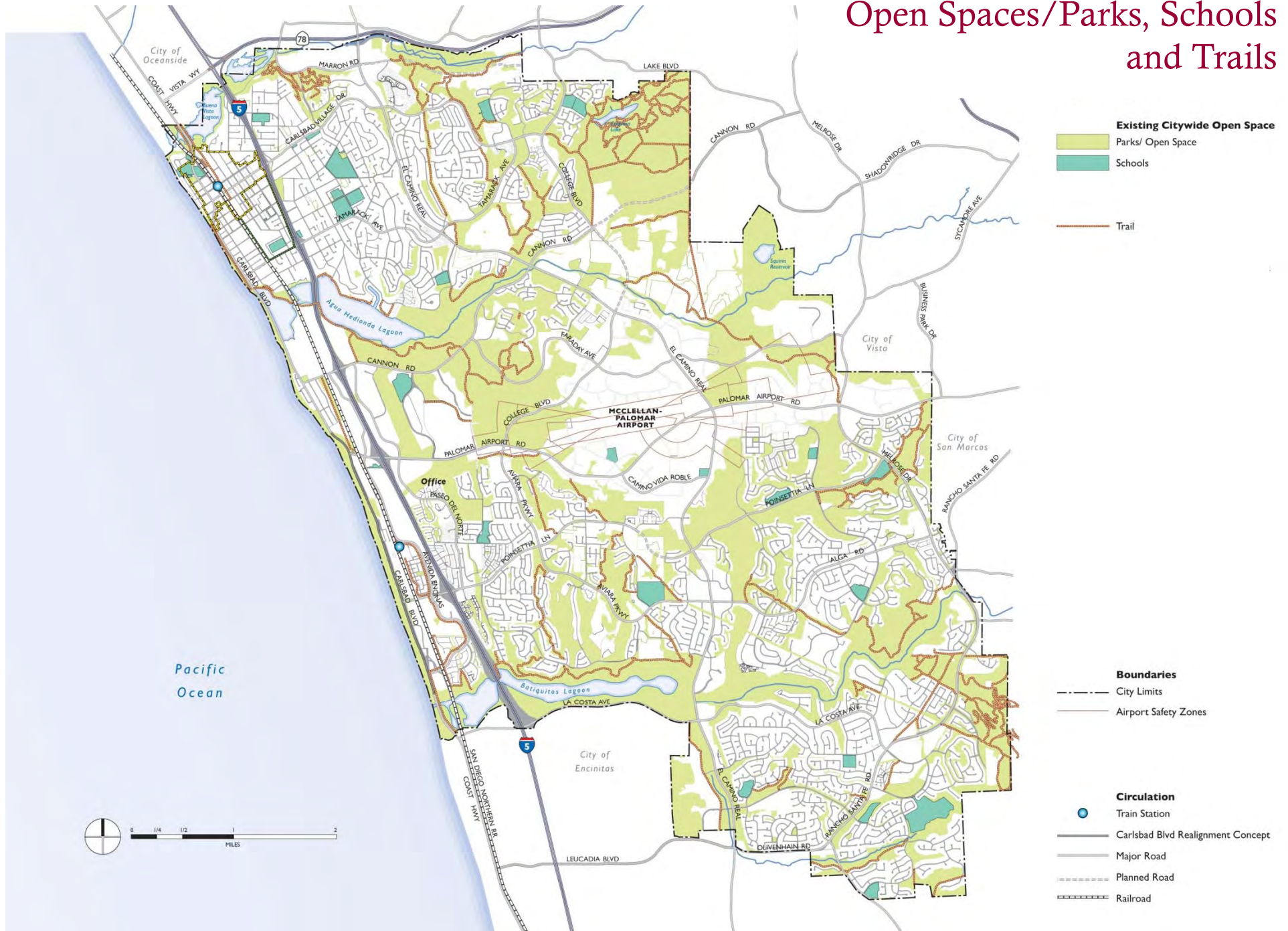


# Land Use & Open Space

## Open Space



# Open Spaces/Parks, Schools and Trails







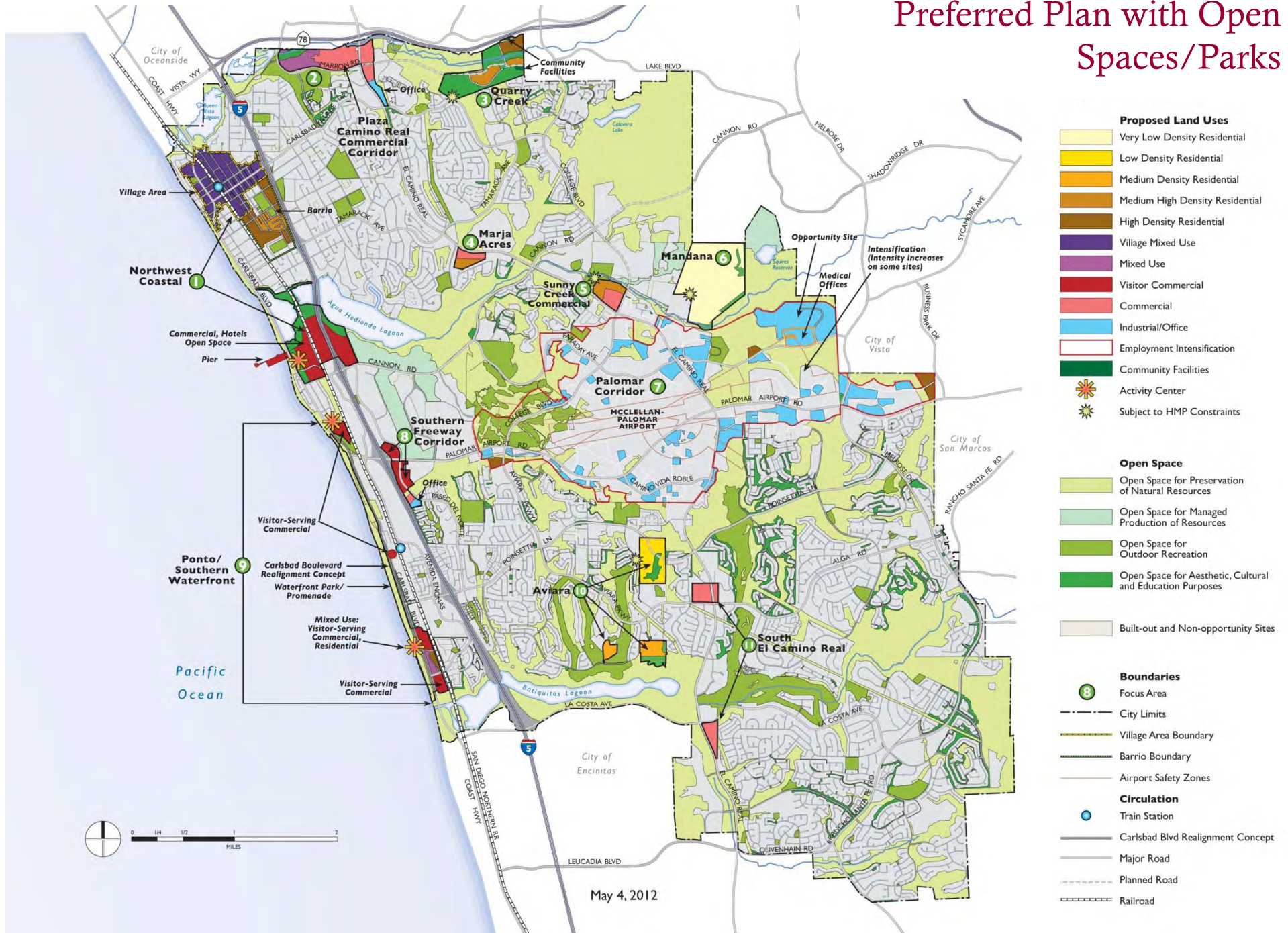


Map of San Marcos, California, showing various land use zones and corridors. The map includes labels for 'City of Oceanside', 'City of Vista', 'City of San Marcos', 'City of Encinitas', and 'Pacific Ocean'. Key corridors and areas are highlighted in different colors: Northwest Coastal (green), Plaza Camino Real Commercial Corridor (yellow), Sunny Creek Commercial (orange), Palomar Corridor (blue), Southern Freeway Corridor (red), and South El Camino Real (green). Other labeled areas include Village Area, Barrio, Marja Acres, Mandana, Opportunity Site, Medical Offices, Intensification (Intensity increases on some sites), Ponto/Southern Waterfront, Visitor-Serving Commercial, Mixed Use: Visitor-Serving Commercial, Residential, and Visitor-Serving Commercial. The map also shows major roads like I-5, I-805, and various local streets. A scale bar and north arrow are located in the bottom left corner.





# Preferred Plan with Open Spaces/Parks



# Proposition C

- Approved by voters in 2002
- Authorized > \$1 million on certain projects
  - Aquatic complex
  - City safety training facility
  - Cannon Road Reach 4
  - *Open space and trails*
- Prop C did not specify \$ or require expenditure



# Prop C Projects

Projects	Allocation
Original Set-aside	\$35 million
Currently appropriated:	
• Aquatic complex	(\$16.2 million)
• City safety training facility	(\$13.8 million)
• Cannon Road Reach 4	-0-
• <i>Open space and trails</i>	-0-
Remaining allocation	\$5 million



# Prop C Open Space Committee

- Ranked various sites, including:
  1. S. Coast Quarry (FA3)
  3. Sunny Creek properties (FA5)
  5. Mandana (FA6)
  9. Murphy (FA10)
- Willing seller required
- City informed owners of Prop C and recommendations





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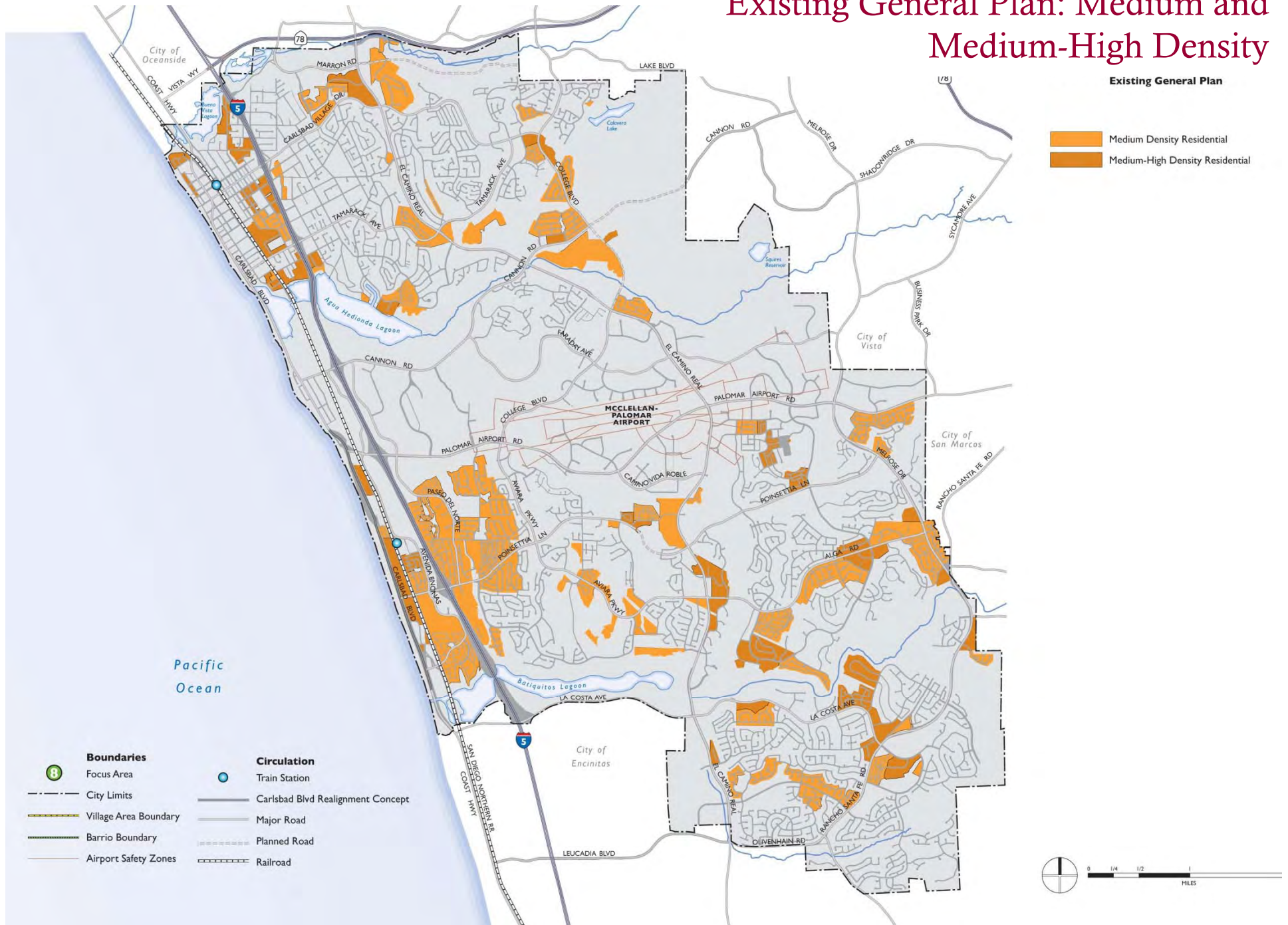
 Low Density Residential  
 Low-Medium Density Residential

Railroad



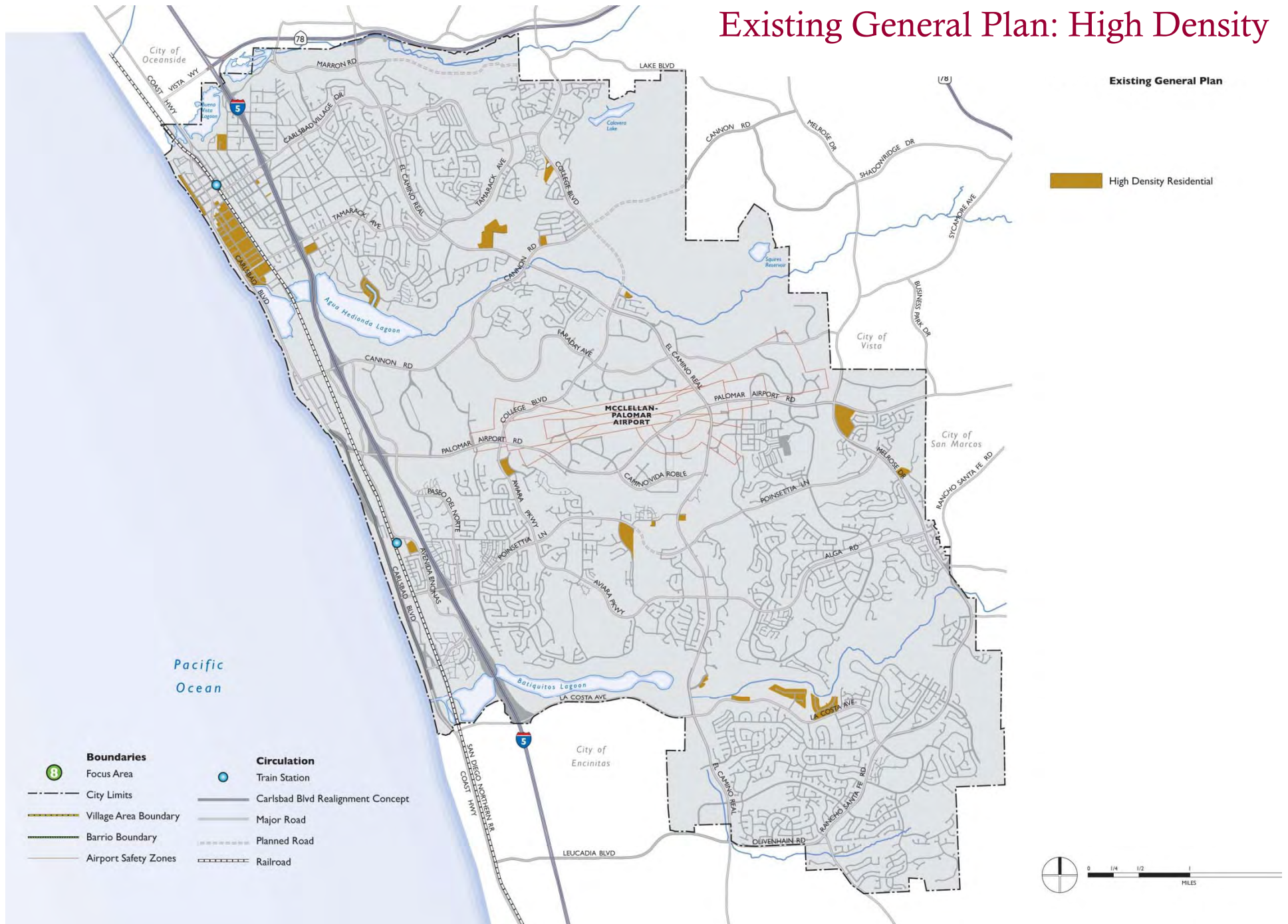


# Existing General Plan: Medium and Medium-High Density





# Existing General Plan: High Density





# Densities & Affordable Housing Sites

This map illustrates the existing general plan for housing densities and identifies affordable housing sites in Carlsbad. The map is color-coded by density: Low Density Residential (light yellow), Low-Medium Density Residential (yellow), Medium Density Residential (orange), Medium-High Density Residential (dark orange), and High Density Residential (brown). Affordable housing sites are marked with red asterisks. The map also shows major roads, including I-5, I-805, and various local streets, as well as geographical features like the Pacific Ocean, lagoons, and the McClellan-Palomar Airport. A legend in the bottom left corner defines the map's symbols for boundaries, circulation, and other features. A scale bar in the bottom right corner indicates distances in miles.

**Existing General Plan**

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential

**Affordable Housing Sites**

**Boundaries**

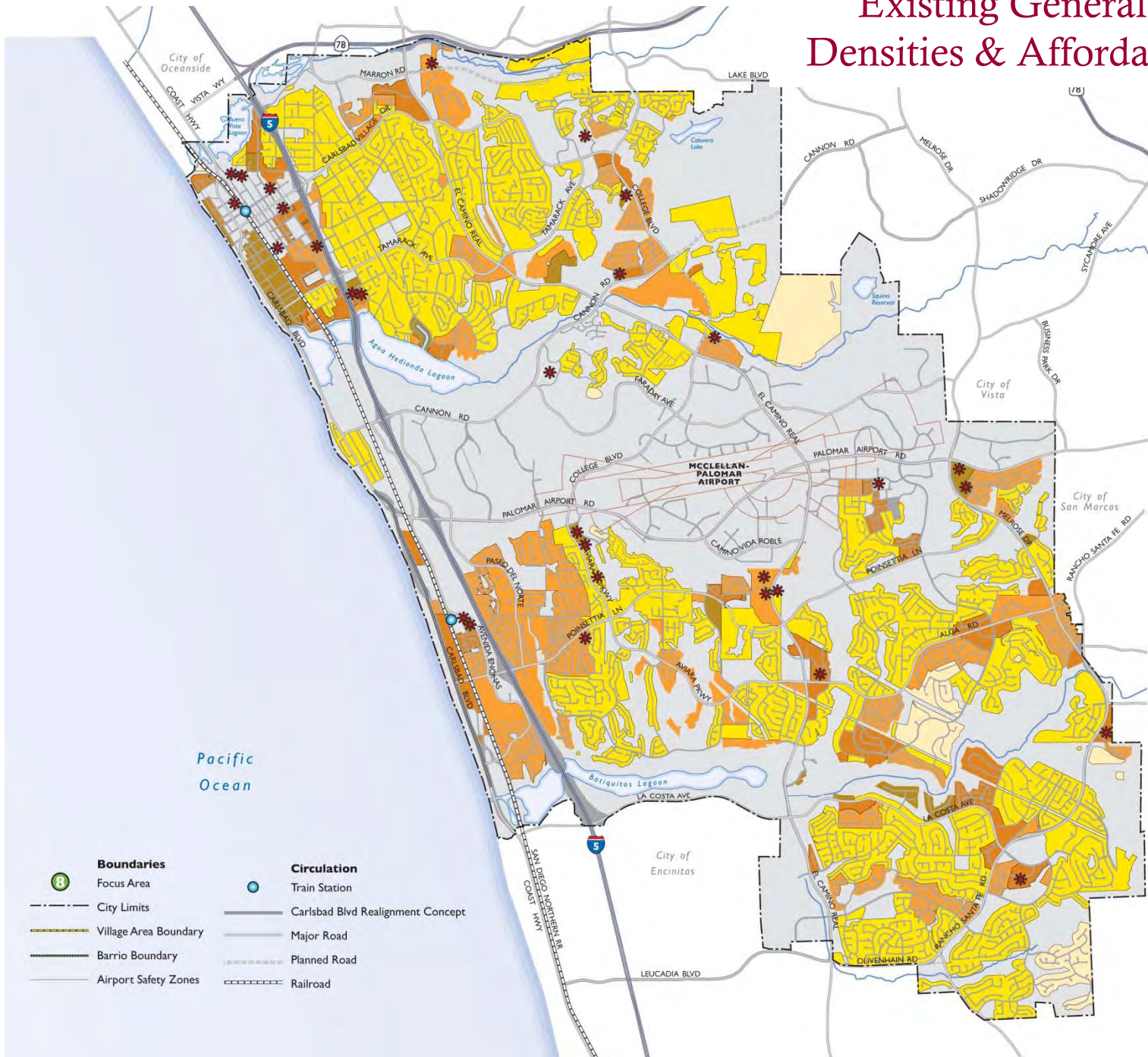
- Focus Area
- City Limits
- Village Area Boundary
- Barrio Boundary
- Airport Safety Zones

**Circulation**

- Train Station
- Carlsbad Blvd Realignment Concept
- Major Road
- Planned Road
- Railroad

**Scale**

0 1/4 1/2 1 MILES





The map displays the Carlsbad Village Area, bounded by the Pacific Ocean to the west and the City of Encinitas to the south. Key features include:

- Boundaries:**
  - City Limits:** Indicated by a dashed line.
  - Village Area Boundary:** Indicated by a yellow shaded area.
  - Barrio Boundary:** Indicated by a green dashed line.
  - Airport Safety Zones:** Indicated by orange shaded areas.
- Circulation:**
  - Train Station:** Marked with a blue circle.
  - Carlsbad Blvd Realignment Concept:** Shown as a thick grey line.
  - Major Road:** Shown as a solid grey line.
  - Planned Road:** Shown as a dashed grey line.
  - Railroad:** Shown as a line with cross-ticks.
- Landmarks and Areas:**
  - Quarry Creek** (Area 3)
  - Marja Acres** (Area 4)
  - Sunny Creek Commercial** (Area 5)
  - Mandana** (Area 6)
  - Aviara** (Area 10)
  - McClellan-Palomar Airport**
  - Agua Hedionda Lagoon**
  - Barriquitos Lagoon**
  - Coahuila Lake**
  - Sources Reservoir**
- Neighboring Cities:** City of Oceanside to the northwest, City of Vista to the northeast, City of San Marcos to the east, and City of Encinitas to the south.
- Highways:** State Route 78 and Interstate 5 (I-5) are shown.
- Streets:** Numerous streets are labeled, including Marron Rd, Carlsbad Village Dr, Taharack Ave, Cannon Rd, College Blvd, Palomar Airport Rd, Camino Vista, Poinsettia Ln, La Costa Ave, and others.





**Boundaries**

- Focus Area (Numbered 1-10)
- City Limits (Dashed line)
- Village Area Boundary (Thick yellow line)
- Barrio Boundary (Thick green line)
- Airport Safety Zones (Thick red line)

**Circulation**

- Train Station (Blue circle)
- Carlsbad Blvd Realignment Concept (Thick grey line)
- Major Road (Thin grey line)
- Planned Road (Thin grey line with dots)
- Railroad (Thick black line with cross-ticks)

**Map Labels:**

- City of Oceanside
- City of Vista
- City of San Marcos
- City of Encinitas
- Pacific Ocean
- Carlsbad Blvd
- Coast Hwy
- San Diego Southern R.R.
- Leucadia Blvd
- La Costa Ave
- Rancho Santa Fe Rd
- Olivehain Rd
- El Camino Real
- Palomar Airport Rd
- College Blvd
- Cannon Rd
- Melrose Dr
- Shadowridge Dr
- Stonewall Ave
- Palomar Airport
- McClellan-Palomar Airport
- Aviara Pkwy
- Poinsettia Ln
- Passo Del Norte
- Aviara Blvd
- Ponto/Southern Waterfront
- Agua Hedionda Lagoon
- Coloana Lake
- Quarry Creek
- Mandana
- Sunny Creek Commercial
- Marja Acres
- Plaza Camino Real Commercial Corridor



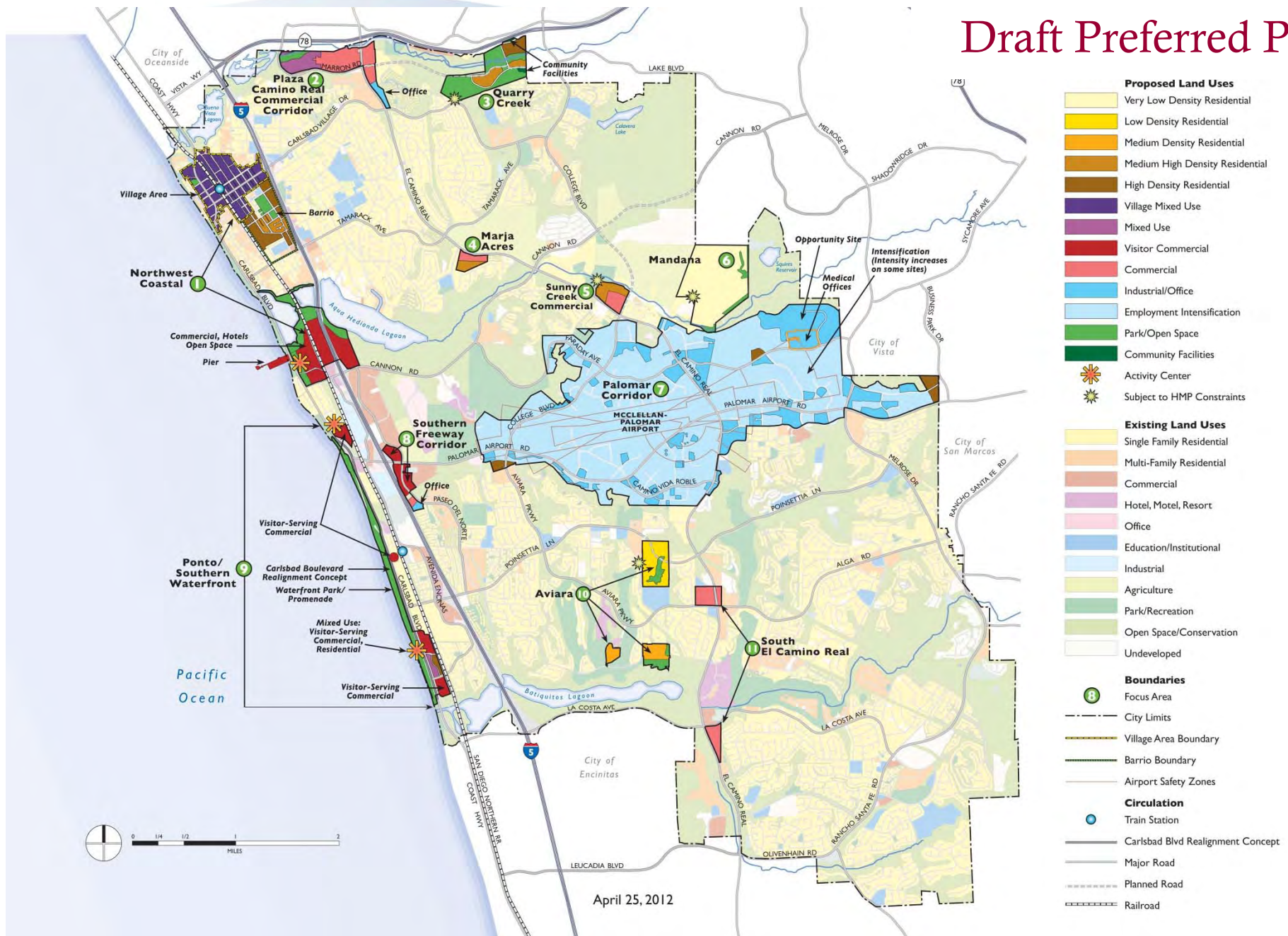


# Planning Commission Discussion



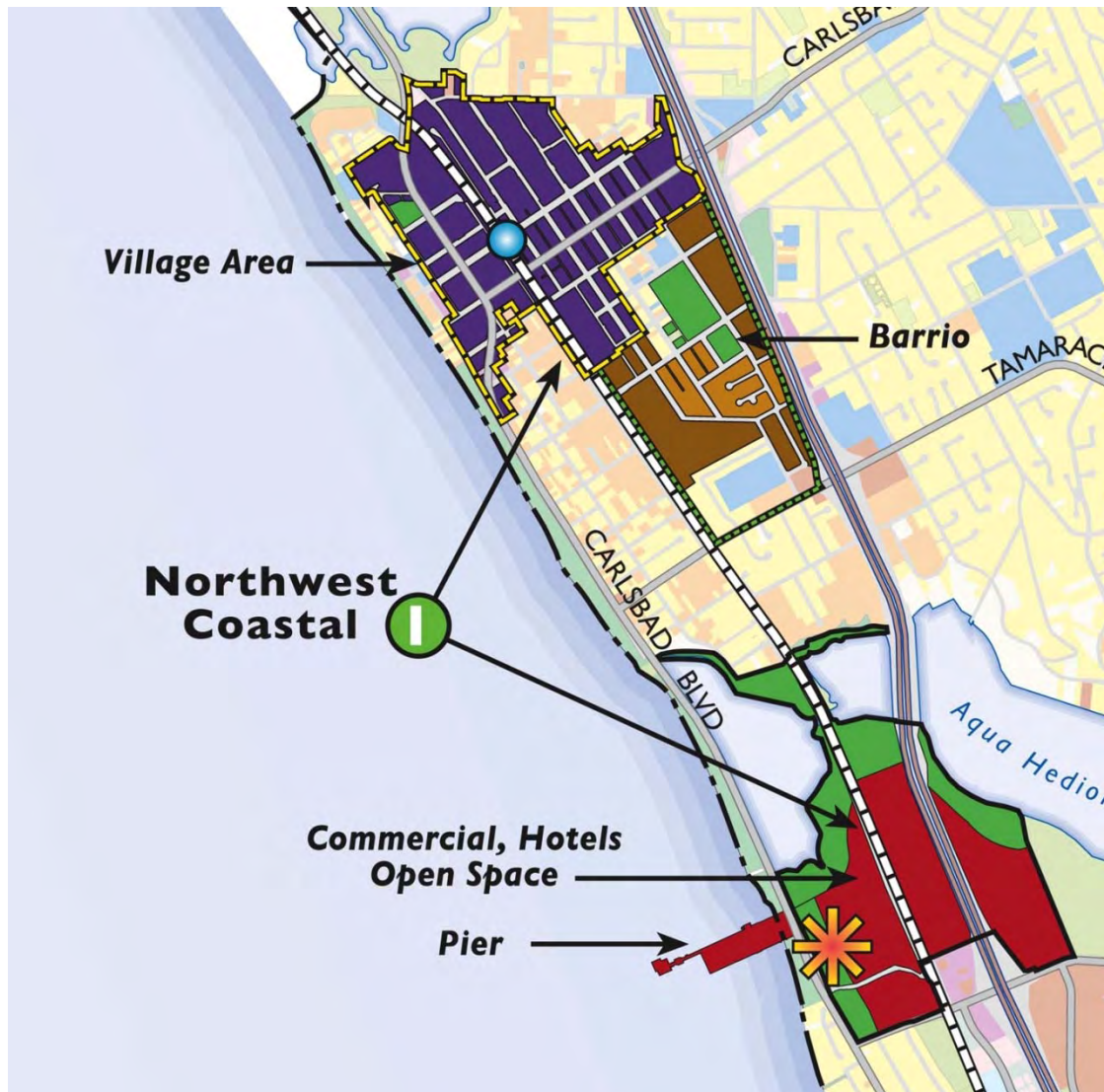


# Overview: Draft Preferred Plan





# Focus Area 1: Northwest Coastal



## EC3 Recommendation:

- Concept B, except:
  - More OS on west side of power plant along Carlsbad Blvd.
  - No mixed-use east of 1-5/ Cannon

# Focus Area 2: Plaza Camino Real Commercial Corridor



## EC3 Recommendation:

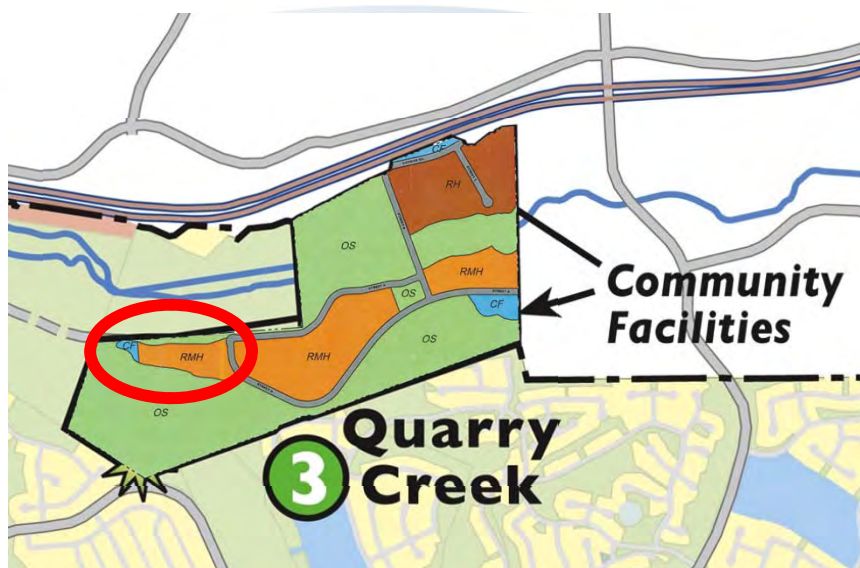
- Concept B (west of El Camino Real)
- Concept C (east of El Camino Real)

## Staff Recommendation:

- Change these parcels to Office
  - Existing designation
  - Avoid creating nonconforming uses

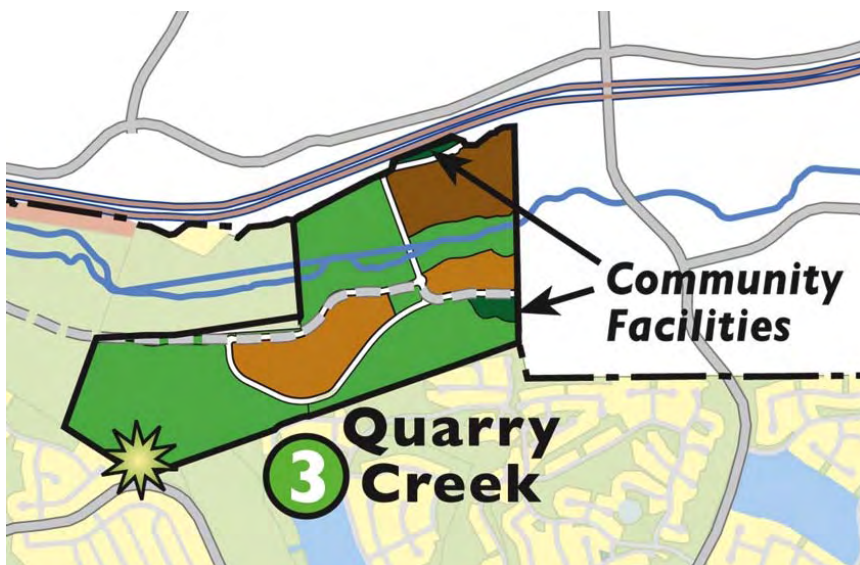


# Focus Area 3: Quarry Creek



## EC3 Recommendation:

- Modify Concept C to reflect the proposed Quarry Creek Master Plan, with the following exception:
  - Eliminate the furthest west area of medium density residential; units lost from this area should be relocated in other developable areas on the site.



Subject to HMP Constraints

*Community Feedback: Land Use Concepts*

# Focus Area 4: Marja Acres

## Focus Area 5: Sunny Creek Commercial



### EC3 Recommendation:

- Concept B/C



### EC3 Recommendation:

- Concept A



# Focus Area 4: Marja Acres



## EC3 Recommendation:

- Concept B/C

# Focus Area 5: Sunny Creek Commercial



## EC3 Recommendation:

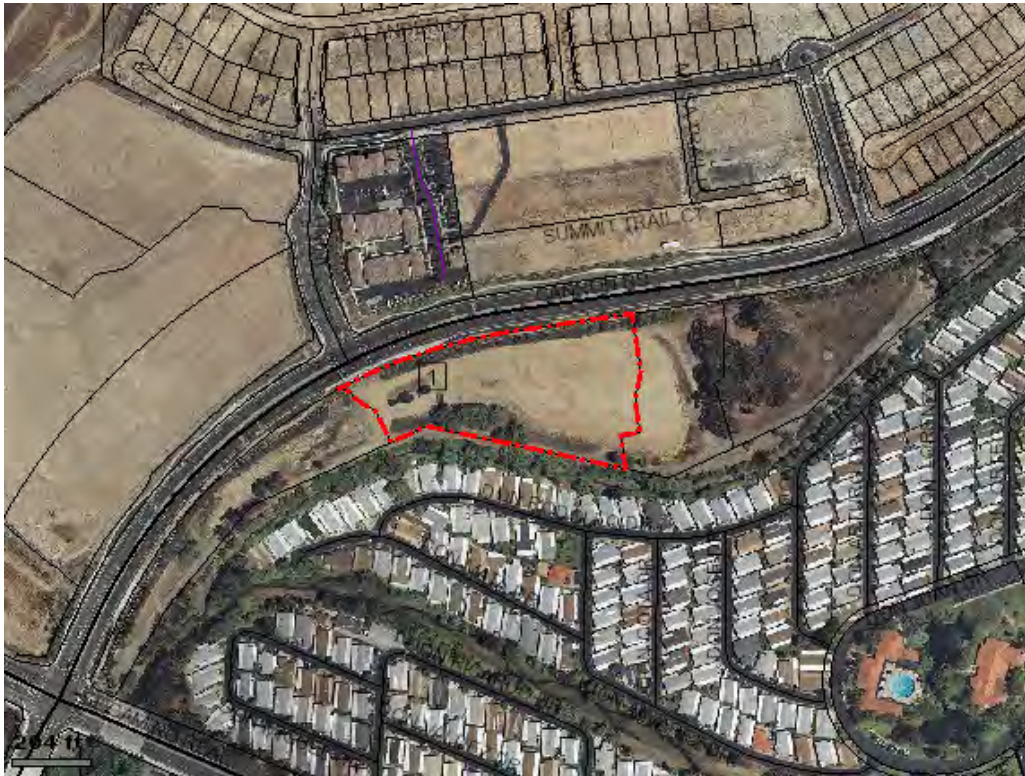
- Concept A



Subject to HMP Constraints



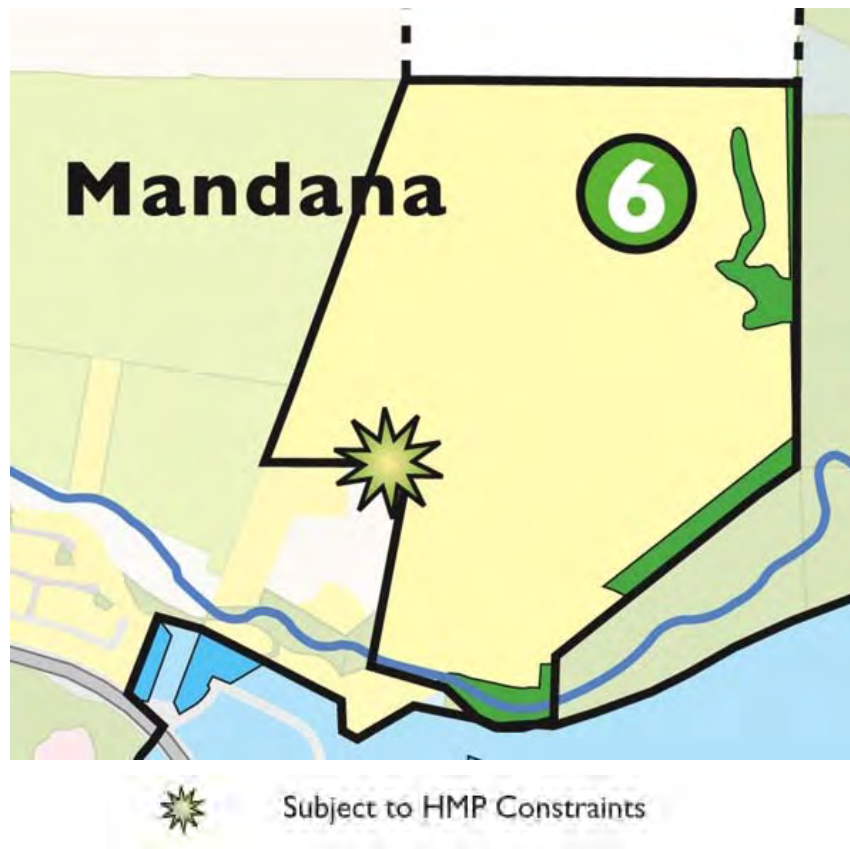
# Meta Housing Request



## Meta Housing Letter Request:

- Change site from Office to High Density Residential

# Focus Area 6: Mandana



## EC3 Recommendation:

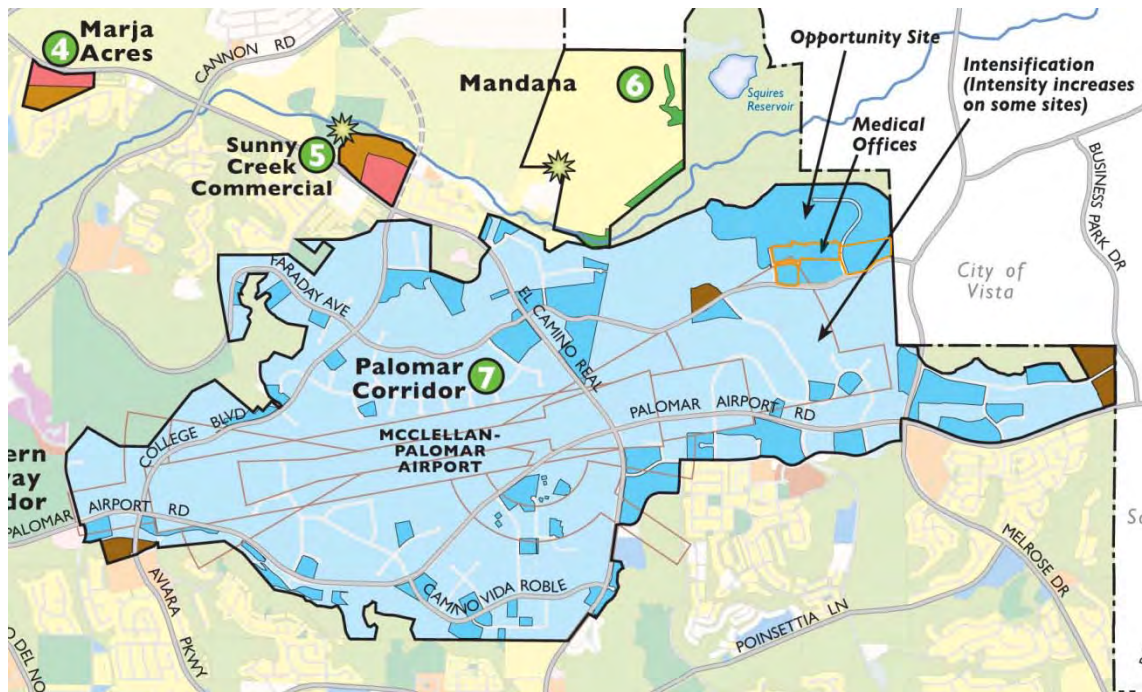
- Concept A/B/C – Leave and map as currently designated



## Palomar Corridor

### EC3 Recommendation:

- Concept B, except:
- Parcels at eastern city boundary – high density res. (Concept A)
- Oaks North Lot 1 – high density residential
- Aviara Farms parcels – high density residential
- Allow medical office on Oaks North Lots 4,5,7,8



# Kilroy Request



## Kilroy Letter Request:

- Allow office/medical office on Oaks North lots 4,5,7 & 8



# Allen Group Request



## Allen Group Letter Request:

- Change land from Planned Industrial to Office

# Integral Communities Site



## Letter Request:

- Change land from Planned Industrial to High Density Residential



# Archstone Request



## Archstone Letter Request:

- Change land from Planned Industrial to High Density Residential

# Aviara Farms Request

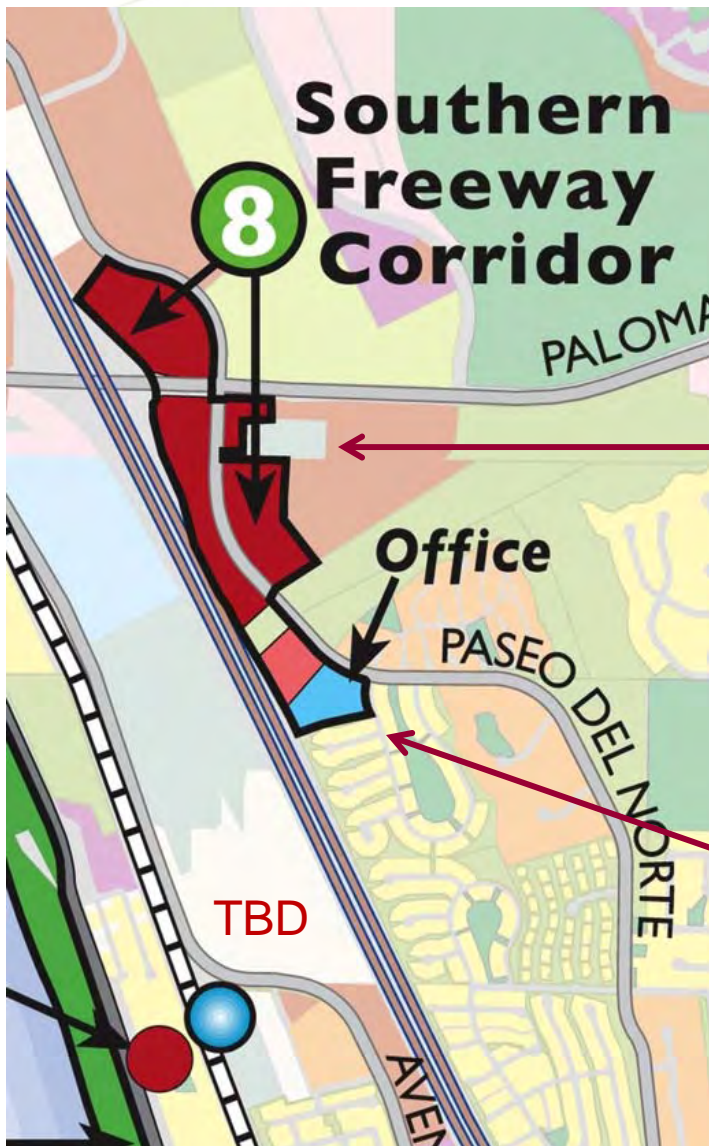


## Aviara Farms email:

- Supports High Density Residential west of Poinsettia
- Consider Commercial east of Aviara Parkway



# Focus Area 8: Southern Freeway Corridor



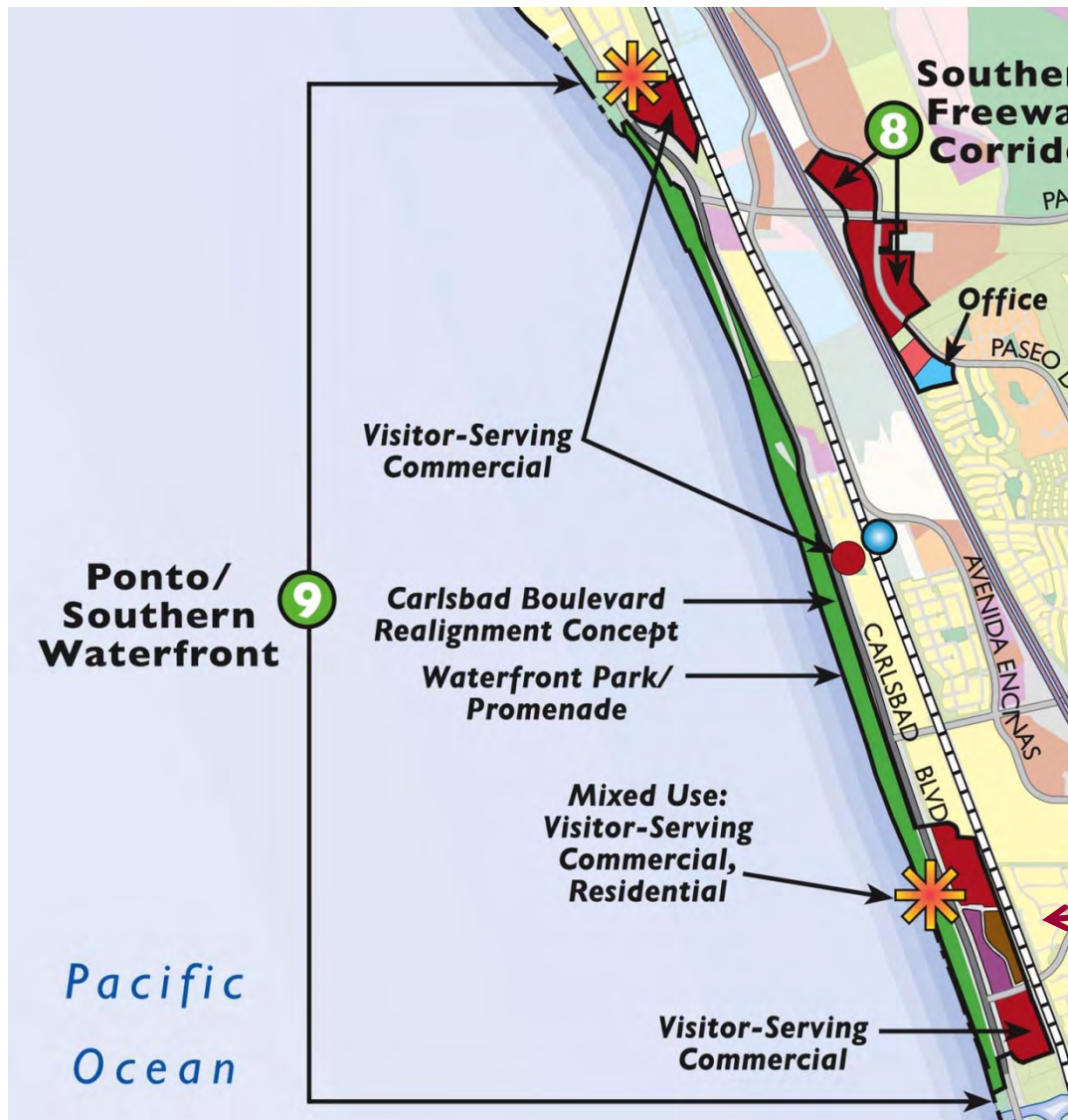
## EC3 Recommendation:

- Concept A, except Encinas site – Leave as currently designated until owner advises the city

## Staff Recommendation:

- Leave parcel as currently designated
- Change southern parcels to Commercial and Office

# Focus Area 9: Ponto/Southern Waterfront



## EC3 Recommendation:

- Concept B

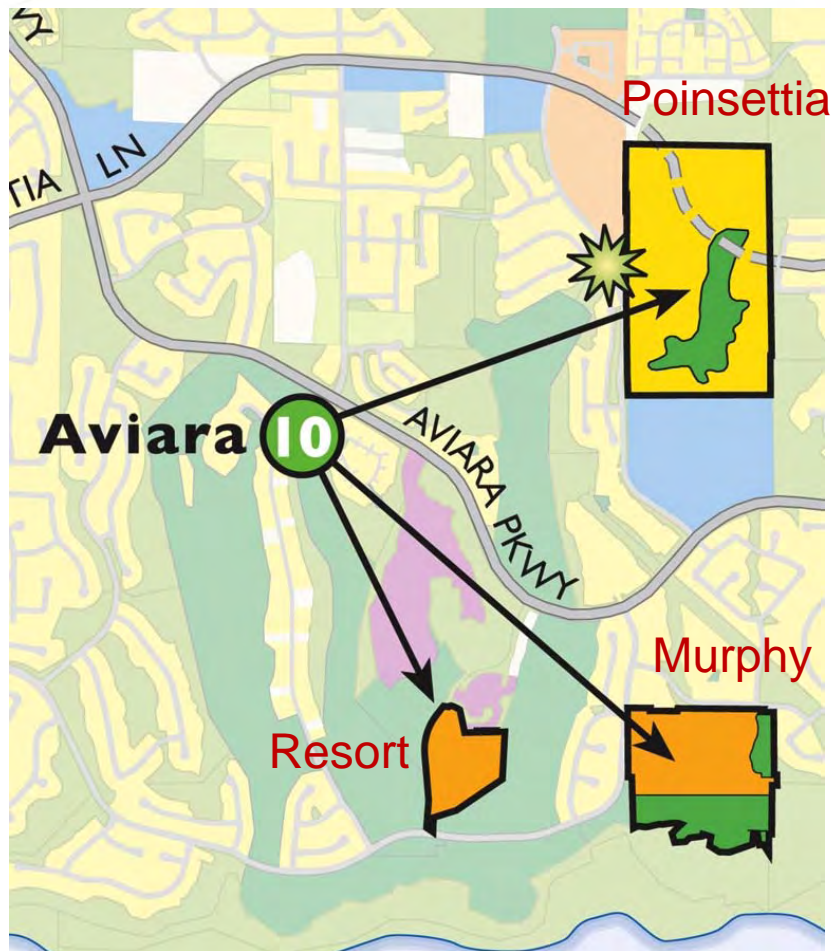
## Staff Recommendation:

- Update Ponto to reflect Ponto Vision Plan

Update to  
reflect  
Ponto  
Vision Plan



# Focus Area 10: Aviara



## EC3 Recommendation:

- Aviara Resort site – Medium Density Residential
- Poinsettia Lane site - Concept A
- Murphy site – keep current residential density yield, but provide an increased open space buffer near the lagoon

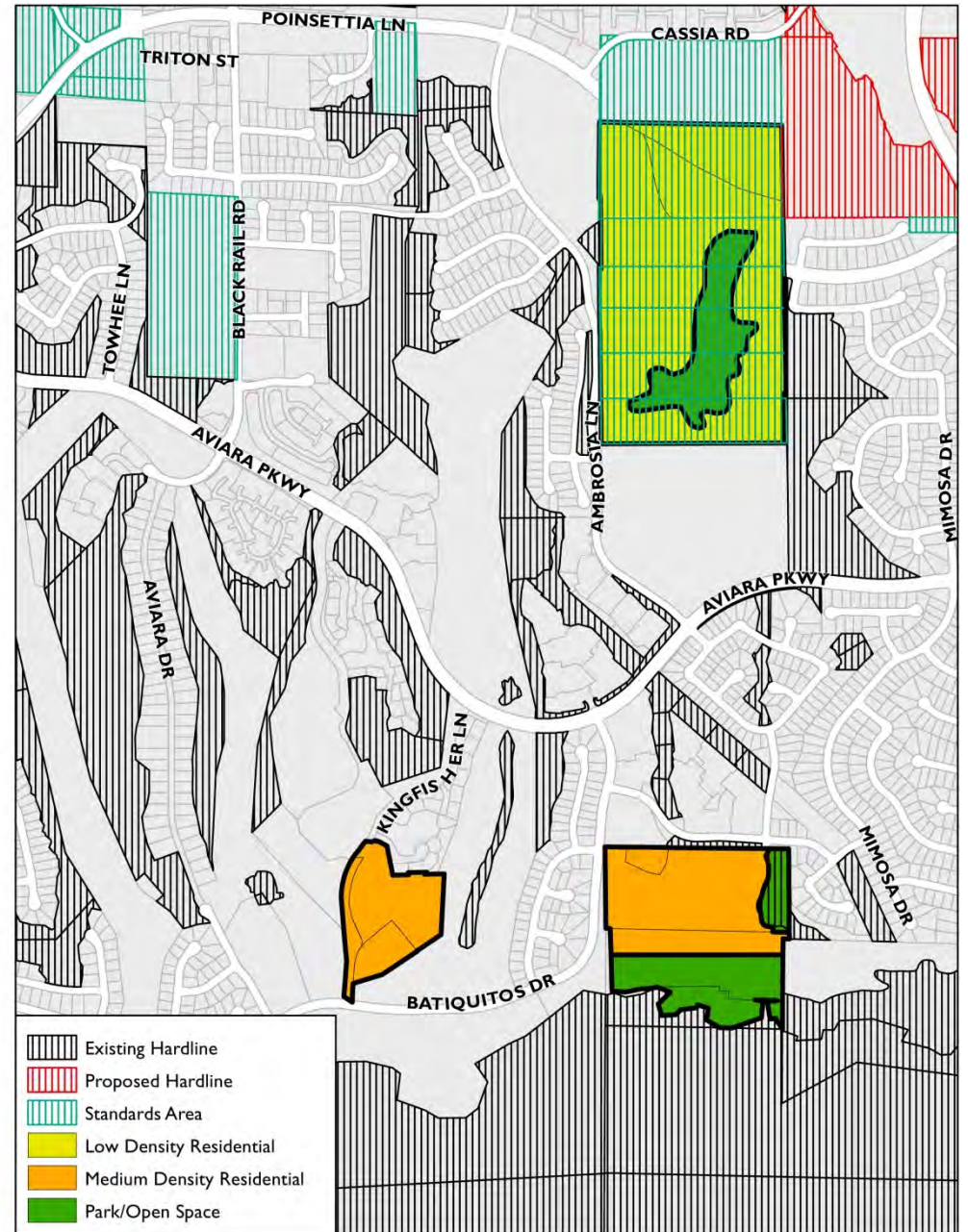
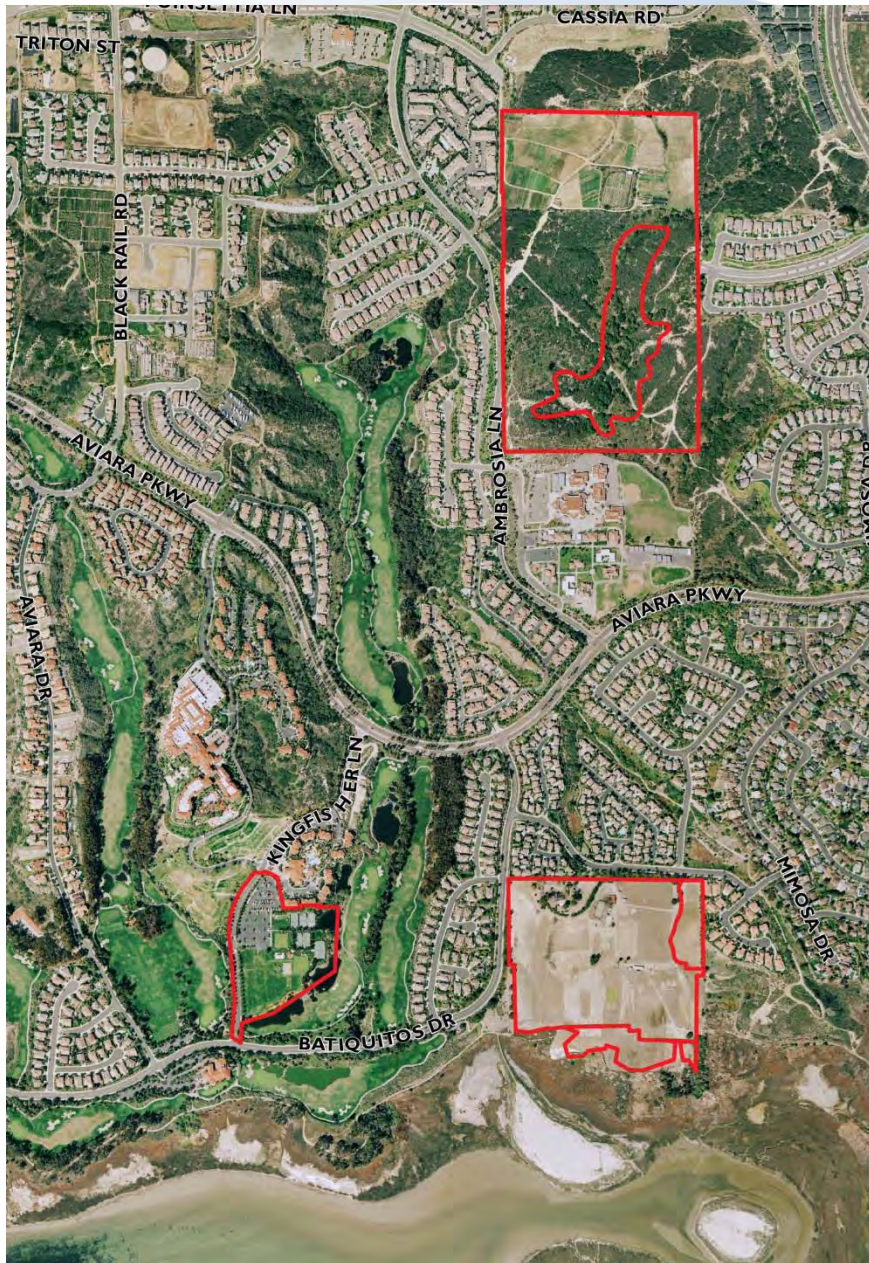


Subject to HMP Constraints

*Community Feedback: Land Use Concepts*

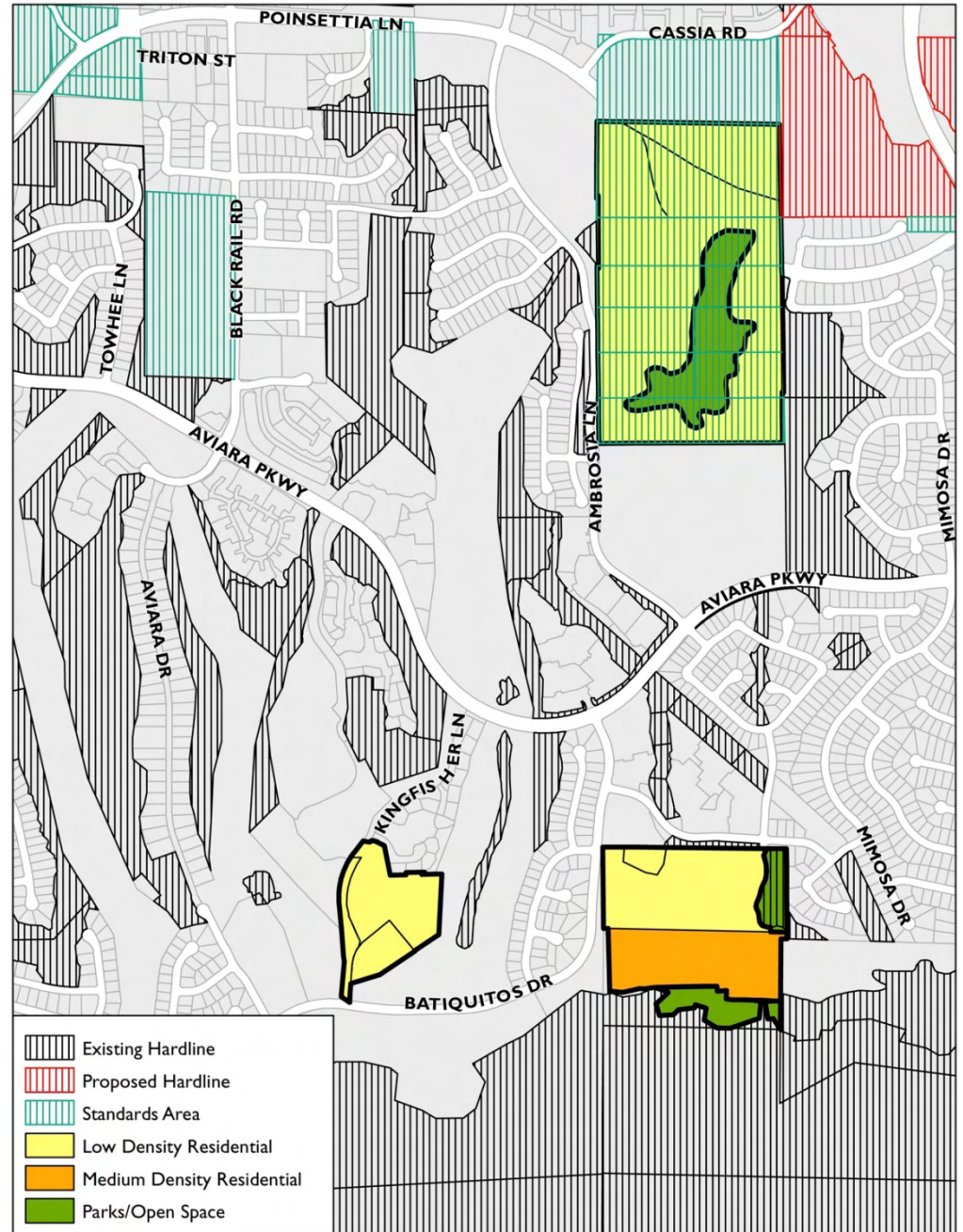
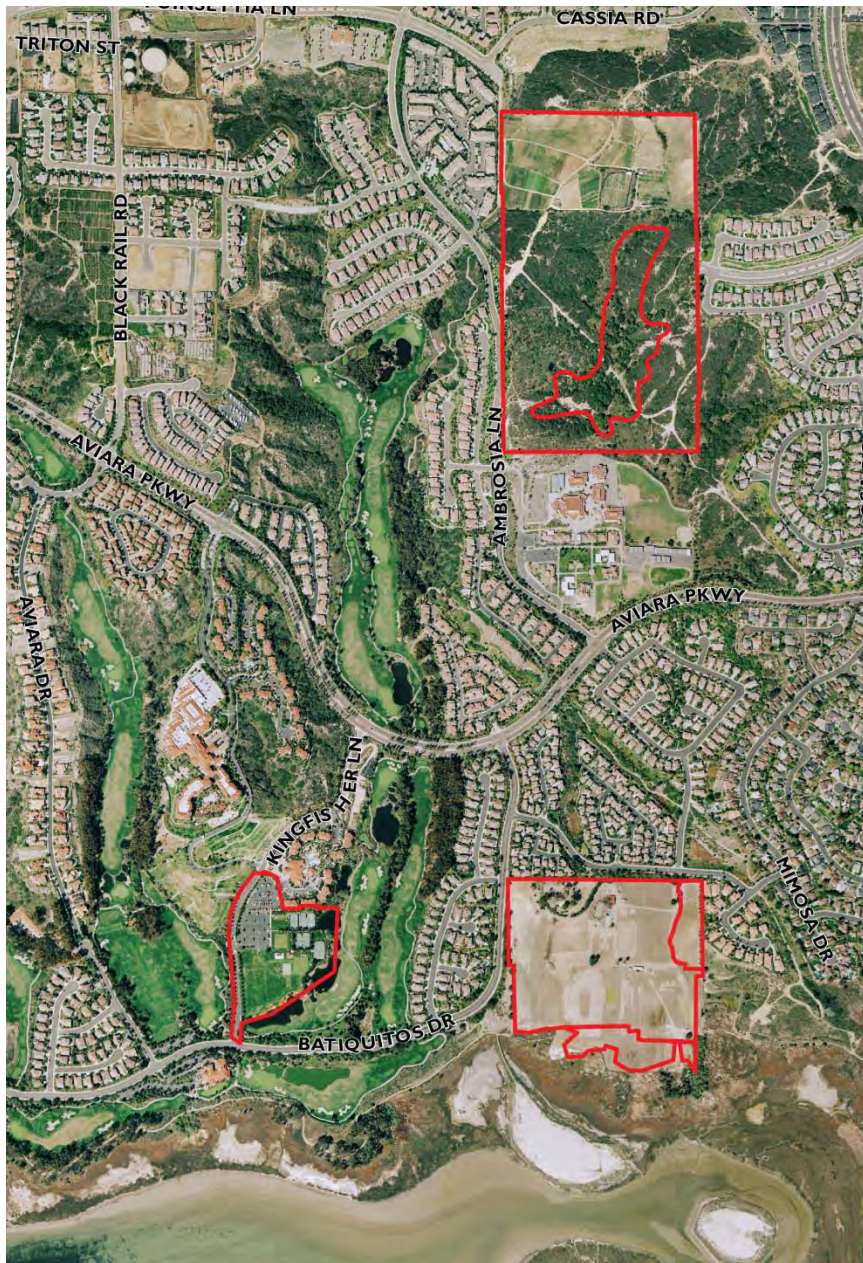


# Focus Area 10 Aviara Constraints



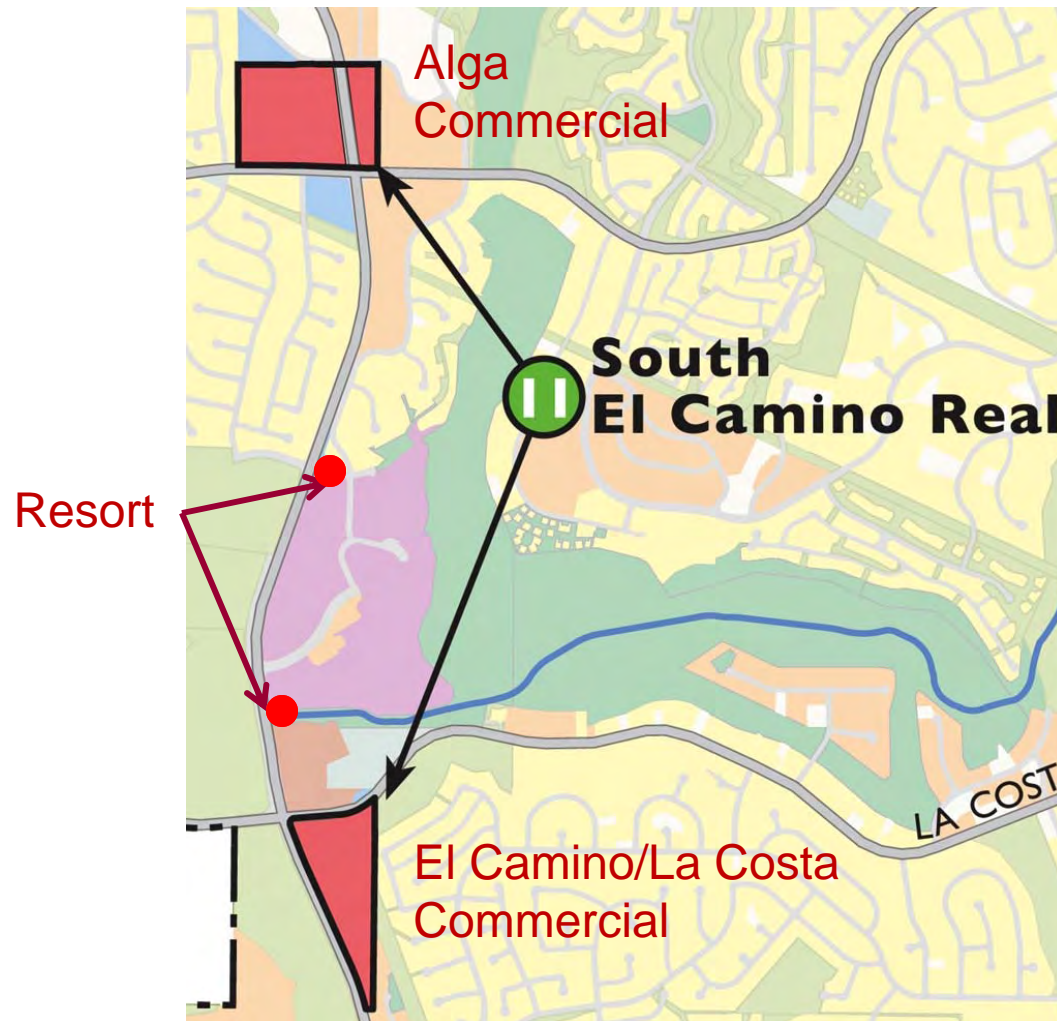


# Focus Area 10 Aviara Constraints





# Focus Area 11: South El Camino Real



## EC3 Recommendation:

- El Camino Real/Alga Commercial site - Concept B
- La Costa Resort sites – Concept B/C
- El Camino Real/La Costa Commercial site – Leave as is (all commercial)



# Next Steps

- June 20, 2012
  - Planning Commission discussion on Barrio land uses
- July 2012
  - Planning Commission recommend Draft Preferred Plan
- August 2012
  - City Council review of Draft Preferred Plan
- August 2012 – Spring 2013
  - Prepare EIR and Draft General Plan Update



# Envision Carlsbad Planning Commission

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Land Use Concepts**  
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